

**TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Wednesday, October 18, 2017
Public Meeting**

Members Present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair
Susan Prescott
Stanley Shalett
Stacy Smoyer

Absent: Glenn Coppelman, Planning Board representative
George Korn, Board of Selectmen representative

Other Attendees: Dan Doyle

Ms. Morse called the meeting to order at 7:00 PM.

**Dan Doyle, Josiah Bartlett Homestead, 156 Main Street
Modification to Application for Construction of New Barn**

Mr. Doyle thanked the Board for the opportunity to address this issue again. He has decided to modify the exterior material of the new barn to wooden Shiplap 8 inch vertical siding. He plans to have it painted next spring. The start date of the construction would be December 18. He plans on using the same red as the swatch provided to the Board members at the last meeting, which matches the existing red on the barn, carriage house, and garage. He also brought a copy of the engineer's drawings and passed them around to Board members. He provided a drawing and details of proposed plantings including transplanting eastern pine tree saplings already present on the property as well as some lower-growing evergreens such as juniper. He has 52 feet plus or minus from the front of the barn to the gravel road, about 64 feet plus or minus from the existing structure to the barn. This has been presented to the building inspector already and has received positive feedback. He took photos of the front of the property from Main Street and reviewed the visibility of the new barn at different angles; it will only have 1 line of sight from the gazebo diagonally across the property. He also brought a larger, expanded drawing including neighboring properties. This was reviewed with the Board members present. The pitch of the roof, the number of windows, and the color of the roof (evergreen metal in vertical position) will remain the same. This green color will match the existing roof, although there are currently 4 different-colored roofs on the various structures in the property. There will be cupola and a weathervane topped with a horse and carriage to match Town Hall. This will be a fully vented cupola and will be red on top to match the sides of the barn and will have a matching green roof.

He inquired of the Board members present if the location can now be moved back to the original proposed location. Ms. Prescott stated the doors are not traditional-looking and are large, so that is her main concern. Ms. Morse said she preferred the barn be to the

rear of the property rather than to the side/front of the home. Ms. Prescott concurred. Mr. Doyle said this was no problem.

Ms. Morse asked if the original company will still be putting up the structure with another contractor for the wood. Mr. Doyle said the original company will build the structure and install the metal roof, and Seacoast Lumber will provide and install the wood siding.

Ms. Morse said the photographs provided were helpful.

Mr. Shalett asked if there would be electricity. Mr. Doyle said no, and he discussed this also with the Fire Department already. He noted he is still working with the utility company regarding the low-hanging power wires.

Ms. Morse asked if Ms. Smoyer had any questions. Although she believes the new barn will be more visible than stated earlier, she thinks this will be minimized due to its location, and the appearance of the barn will be such that this is not an issue.

Mr. Doyle said the windows will be vinyl double-hung to match the existing barn windows. The Board reviewed the pictures provided by Mr. Doyle, who reiterated they will match the existing barn as closely as possible.

Mr. Doyle now compared the dimensions of the new barn with the existing one:

1. Height of walls: Existing barn 6 feet tall. New barn will match.
2. Pitch: Existing barn 6.5x12. As half-sizes are no longer built, the new barn pitch will be 6x12.
3. Width: Existing barn 30 feet. New barn will match.
4. Depth: Existing barn 32 feet, new barn 48 feet.

Ms. Morse said she believes this is a win-win and feels positive about the project. Ms. Smoyer discussed the usage of a metal roof. Ms. Prescott said this is traditional and is common on historic properties.

Ms. Prescott asked about window design (9-over-6 or 6-over-6). She ensured Mr. Doyle understood the Board's definition of a 9-over-6 window is a "true" 9-over-6, where the upper sash is larger than the lower one and the panes are all of the same size. This information was further clarified by Ms. Morse.

MOTION: Ms. Prescott moved to accept this application as presented including all information discussed. Ms. Boutin seconded. The clarification regarding the pane size of the windows was reiterated to Mr. Doyle.

Members in favor: Five.

Members in opposition: None.

Members absent: Two.

Abstentions: None.

Ms. Morse reviewed the process from this point forward with Mr. Doyle. Mr. Doyle once again thanked the Board for meeting. He has multiple overseas business trips scheduled and will not be available to attend the November HDC meeting.

Board Discussion Regarding the Windows Installed at 187 Main Street

The Board discussed once again the issue of the 9-over-6 windows installed at the Edmunds' property at 187 Main Street. The windows have the same-sized sash on top and bottom, but the grids are 9-over-6, making the panes of glass appear different on the top sash than the bottom. The Board members present discussed their negotiating power in this process. Ms. Smoyer said there were careful notes after the last meeting with Mr. Edmunds, and the Board agreed this was an oversight, and some members expressed that they were surprised a manufacturer would sell this type of nontraditional 9-over-6 window.

The Board decided mutually to ask Mr. Edmunds if he can change the grids to 6-over-6. However, the grids may be inside the windows, not snapped into the window. Ms. Morse stated she would ask Mr. Edmunds to see if anything can be done.

MM to adjourn at 7:38 PM. Ms. Prescott moved to adjourn the meeting. All members agreed.